

IN RE: PETITION FOR ZONING VARIANCE
S/S Bluemount Road, 4762 ft.
from c/l Wesley Chapel Rd.
2001 Bluemount Road
10th Election District
3rd Councilmanic District
George S. Nyquist
Petitioner

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 92-453-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein seeks a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (shed) in the front yard in lieu of the required rear yard, as more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the Petition.

The Petitioner/property owner, George S. Nyquist, appeared and testified. There were no Protestants present.

Testimony and evidence presented established that the subject site is approximately 3.1 acres (+/-) and is zoned R.C.4. The property is improved with an existing dwelling, known as 2001 Bluemount Road, in the Bluemount Glen subdivision of Baltimore County.

Testimony and evidence presented disclosed that the 8 x 12 ft. accessory structure (shed) is located approximately 40 ft. from Bluemount Road and that the shed has been there for approximately four (4) years. Mr. Nyquist testified that the shed was placed in the front yard due to drainage problems and also due to the fact that the back and side yards are sloped and completely wooded. He also testified that the shed blends in with the surrounding locale and has unpainted wooden sides with an earth tone shingle roof.

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Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Zoning Commissioner the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 20th day of July, 1992 that the Petition for Zoning Variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (shed) in the front yard in lieu of the required rear yard, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm

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Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 - Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

July 20, 1992

Mr. George S. Nyquist
2001 Bluemount Road
Monkton, Maryland 21111

RE: Case No. 92-453-A
Petition for Zoning Variance

Dear Mr. Nyquist:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmm
att.

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Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2001 Bluemount Rd.
which is presently zoned RC-4

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 400.1 of the B.C.Z.R. TO PERMIT AN ACCESSORY STRUCTURE IN THE FRONT YARD IN LIEU OF THE REQUIRED REAR YARD.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons (indicate hardship or practical difficulty)

attached

Property is to be posted and advertised as prescribed by Zoning Regulations. I or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:
(Type or Print Name)
Signature
Address
City State Zipcode
Attorney for Petitioner:
(Type or Print Name)
Signature
Address
City State Zipcode
Name Address and phone number of legal owner, contract purchaser or representative to be contacted
Name Address and phone number of legal owner, contract purchaser or representative to be contacted
ESTIMATED LENGTH OF HEARING (unavailable for hearing)
ALL OTHER DATE
RECEIVED BY JCM DATE 7-23-92
#474

ORDER RECEIVED FOR FILING
Date 7/23/92
By JCM

- #474 92-453A
- Hardship - Practical difficulty
- 1) Accessory building was placed in such location for following reason
- * a) drainage
 - 1) sloped natural drainage area with hills sloped on three sides
 - 2) area always wet so vehicle access is impossible. (our first and only attempt at putting delivery truck in the back yard ending in this vehicle getting wrenched out by a tow truck)
 - 3) Gutters from house and drain in driveway are accessed underground because of such problem.
 - 4) access to back yard is impossible from side road for same drainage problem as well as the fact it is completely wooded.

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- 1) location in front was chosen with respect to:
 - A) put into wooded area on 3 sides for hiding purposes
 - B) 40ft. of wooded area to Bluemount Rd and 80ft. of wooded to access road for additional

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- 92-453A
- B) (cont.) hiding (In fact in summer it is invisible.)
 - C) colors were chosen to blend into area - they are unpainted wooden sides with brown - earth tone shingle roof
- * pictures will accompany

#474

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THE DESCRIPTION
- 3 copies required

Three copies of the zoning description of your property are required. Type or print this description, standard 6-1/2" x 11" sheets are acceptable. Most property descriptions, as stated on a deed, do not have adequate information. The zoning description must be in the following form:

ZONING DESCRIPTION FOR 2001 BLUEMOUNT RD.
(Address)
Beginning at a point on the SOUTH side of BLUEMOUNT RD. (name of street on which property fronts) which is 20 ft. wide at the distance of 4762 ft. (number of feet of right-of-way width) of the centerline of the nearest improved intersecting street, WESLEY CHAPEL RD. which is 20 ft. wide. (name of street)
(S) Block () Section () is in the subdivision of BLUEMOUNT GLEN (subdivision)
as recorded in Baltimore County Plat Book 8511, Folio 8151, 3.1 AC. +/- Also known as 2001 BLUEMOUNT RD. (number of total square feet or acres in lot) and located in the (10) Election District. (property address)

*If your property is not recorded in Plat Book and Folio Number, then DO NOT attempt to use the lot, block and subdivision description as above, instead state: "As recorded in Plat Book () Folio ()" and include the measurements and directions (arrows and bounds only) here and on the plat in the correct location.
Typical notes and bounds: 8.97° 21' 13" E. 321.4 ft., 8.15° 22' 20" E. 87.2 ft., 8.42° 23' 00" E. 110 ft., and 8.56° 15' 22" E. 8.80 ft. to the place of beginning.

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CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 10d
Posted for: Variance
Petitioner: George S. Nyquist, Jr.
Location of property: 2001 Bluemount Rd., 4762 ft. W. of Wesley Chapel Rd.
Location of sign: Front Bluemount Rd. on property of Petitioner
Remarks:
Posted by: JCM
Number of Signs: 1
Date of Posting: 6/18/92
Date of return: 6/18/92
MICROFILMED

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 11, 1992
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on June 11, 1992.

THE JEFFERSONIAN,

S. Zake Orlos
Publisher

MICROFILMED

receipt

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6190
Number

DATE: 6-18-92

George S. Nyquist, Jr.
2001 Bluemount Road
Monkton, Maryland 21111

RE: CASE #92-453-A (Item 474)
S/S Bluemount Road, 4762' from c/l Wesley Chapel Road
2001 Bluemount Road
10th Election District - 3rd Councilmanic
Petitioner(s): George S. Nyquist, Jr.
HEARING: THURSDAY, JULY 2, 1992 at 11:00 a.m. in Rm. 106, Office Building.

Dear Petitioner(s):

Please be advised that \$ 60.40 is due for advertising and posting of the above captioned property and hearing date.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 106, Towson, Maryland 21204. Place the case number on the check and make same payable to Baltimore County, Maryland. In order to avoid delay of the issuance of proper credit and/or your Order, immediate attention to this matter is suggested.

Arnold Jablon
DIRECTOR

92-453

Account: R-001-6190
Number

DATE: 7/02/92

89300004

PUBLIC HEARING FEES QTY PRICE
PUBLIC HEARING FEES 1 X \$60.40
PUBLIC HEARING FEES 1 X \$60.40
TOTAL: \$60.40

LAST NAME OF OWNER: NYQUIST

04A04#0111MICRRC \$60.40
BA C010147AM07-02-92
Please Make Checks Payable To: Baltimore County

MICROFILMED

receipt

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

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MICROFILMED

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

DATE: 6-18-92

George S. Nyquist, Jr.
2001 Bluemount Road
Monkton, Maryland 21111

RE: CASE #92-453-A (Item 474)
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DIRECTOR

92-453

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Number

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TOTAL: \$60.40

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04A04#0111MICRRC \$60.40
BA C010147AM07-02-92
Please Make Checks Payable To: Baltimore County

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Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

JUNE 5, 1992

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE #92-453-A (Item 474)
S/S Bluemount Road, 4762' from c/l Wesley Chapel Road
2001 Bluemount Road
10th Election District - 3rd Councilmanic
Petitioner(s): George S. Nyquist, Jr.
HEARING: THURSDAY, JULY 2, 1992 at 11:00 a.m. in Rm. 106, Office Building.

Variances to permit an accessory structure in the front yard in lieu of the required rear yard.

Lawrence E. Schmidt
Zoning Commissioner of Baltimore County

cc: George S. Nyquist, Jr.

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

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Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

June 24, 1992

Mr. George S. Nyquist, Jr.
2001 Bluemount Road
Monkton, MD 21111

RE: Item No. 474, Case No. 92-453-A
Petitioner: George S. Nyquist
Petition for Variance

Dear Mr. Nyquist:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

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Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this 13th day of May, 1992

Arnold Jablon
DIRECTOR

Received By: W. Carl Richards Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: George S. Nyquist, Jr.
Petitioner's Attorney:

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BALTIMORE COUNTY, MARYLAND

OFFICE OF PLANNING AND ZONING
New Courts Building
401 Bosley Avenue
Towson, MD 21204

MEMORANDUM

TO: Arnold Jablon, Director - Zoning Administration & Development Management

FROM: Ervin McDaniel, Chief Development Review Section
Office of Planning and Zoning

DATE: June 5, 1992

SUBJECT: PETITIONS FROM ZONING ADVISORY COMMITTEE - June 1, 1992

The Office of Planning and Zoning has no comments on the following petitions:

George S. Nyquist - Item 477
Stephen G. Swann - Item 478
Albert F. Hocar Jr. - Item 479
Maryland Marine Mfg. Co. - Item 480
Robert C. Eppig - Item 481
James R. Porter - Item 482
Dorothy S. Hunter - Item 484
St. Lukes Health Ministries - Item 487
Williams Estates - Item 488
John M. Jacob - Item 489
Gene Ensor - Item 493
Lawrence F. Solomon - Item 493

If there should be any further questions or if this office can provide additional information, please contact Francis Morsey in the Office of Planning and Zoning at 887-3211.

6_5_92.txt
Petitns.txt

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BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
Zoning Administration and Development Management

DATE: June 12, 1992

FROM: Mr. J. Lawrence Pilson
Development Coordinator, DEPRM

SUBJECT: Zoning Item 474
#2001 Bluemount Road
Zoning Advisory Committee Meeting of June 1, 1992

The Department of Environmental Protection and Resource Management offers the following comments on the above referenced zoning item.

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains.

LJP:ap

JABLON/S/TXTS8P

RECEIVED
JUN 16 1992
ZONING OFFICE

MICROFILMED

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21204-5500

MAY 27, 1992

(301) 887-4500

Arnold Jablon
Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: GEORGE S. NYQUIST, JR.
Location: #2001 BLUEMOUNT ROAD
Item No.: 474 (JCM) Zoning Agenda: JUNE 1, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JP/KEK

RECEIVED
MAY 29 1992
ZONING OFFICE

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Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 2001 Bluemount Rd see pages B & C of the CHECKLIST for additional required information

Subdivision name: Bluemount Blon
 plat books: 51 Section 42 Map 3 Section 11

OWNER: George Nyquist

Legend:
 □ = house / building
 --- = driveway

date: 4/22/92
 prepared by: George Nyquist Scale of Drawing: 1" = 200 ft

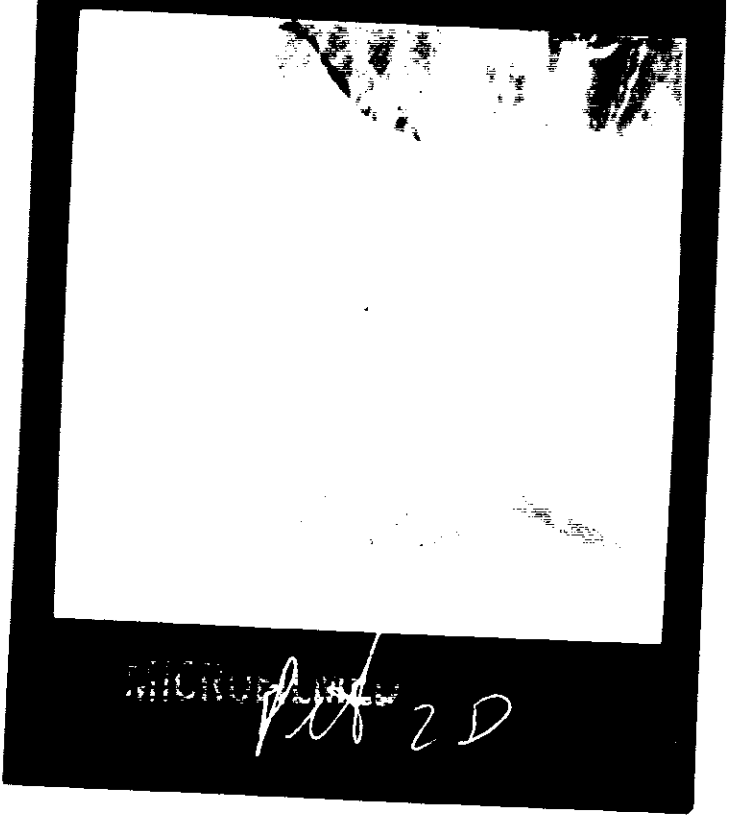
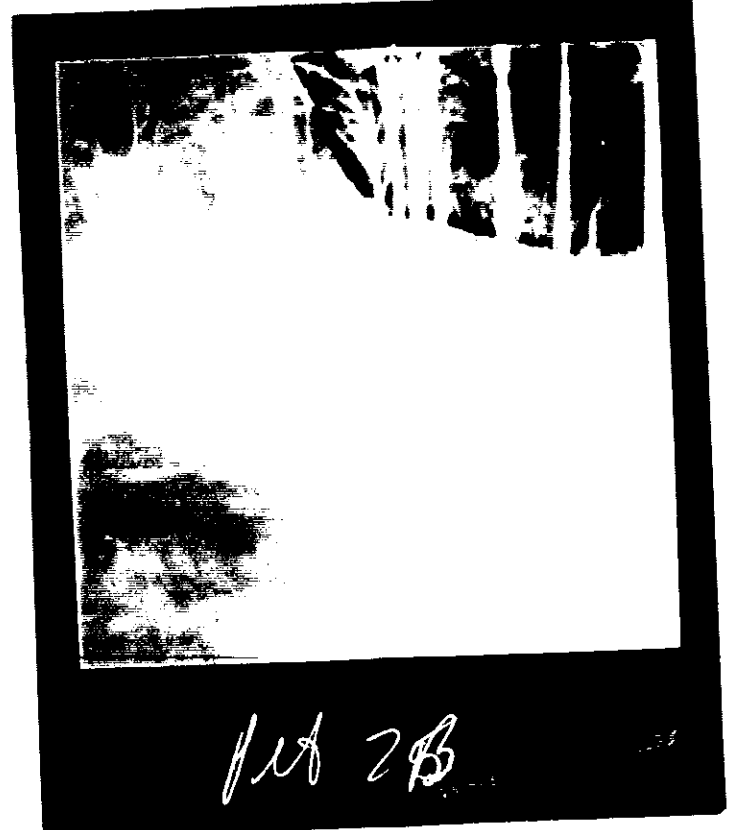
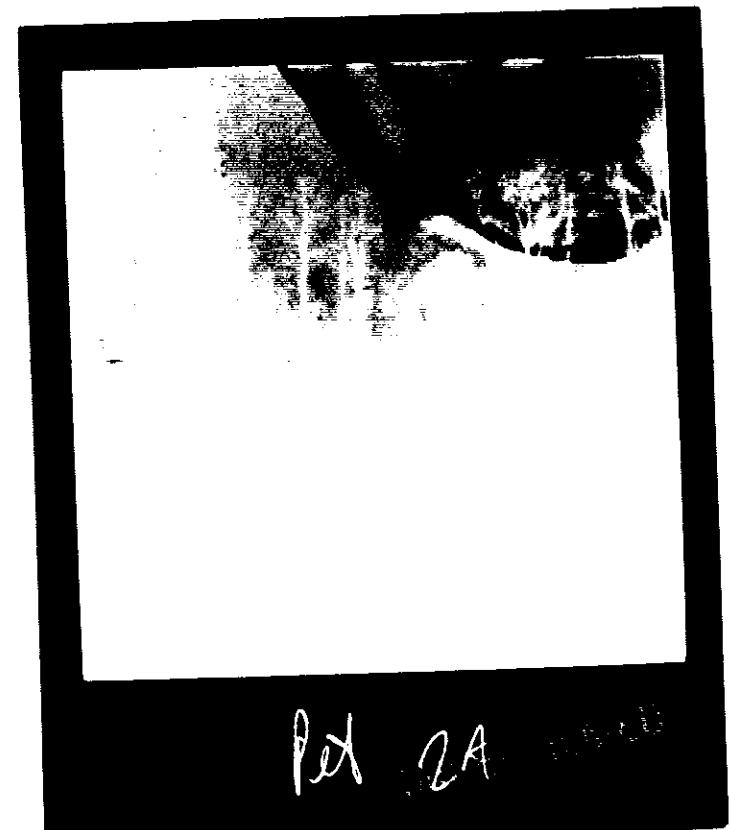
LOCATION INFORMATION

Councilman's District: 3rd
 Election District: 10
 1"-200' scale map: NE 28 A
 Zoning: R/C 4
 Lot size: 3.1 130,720 ft²
 acreage square foot

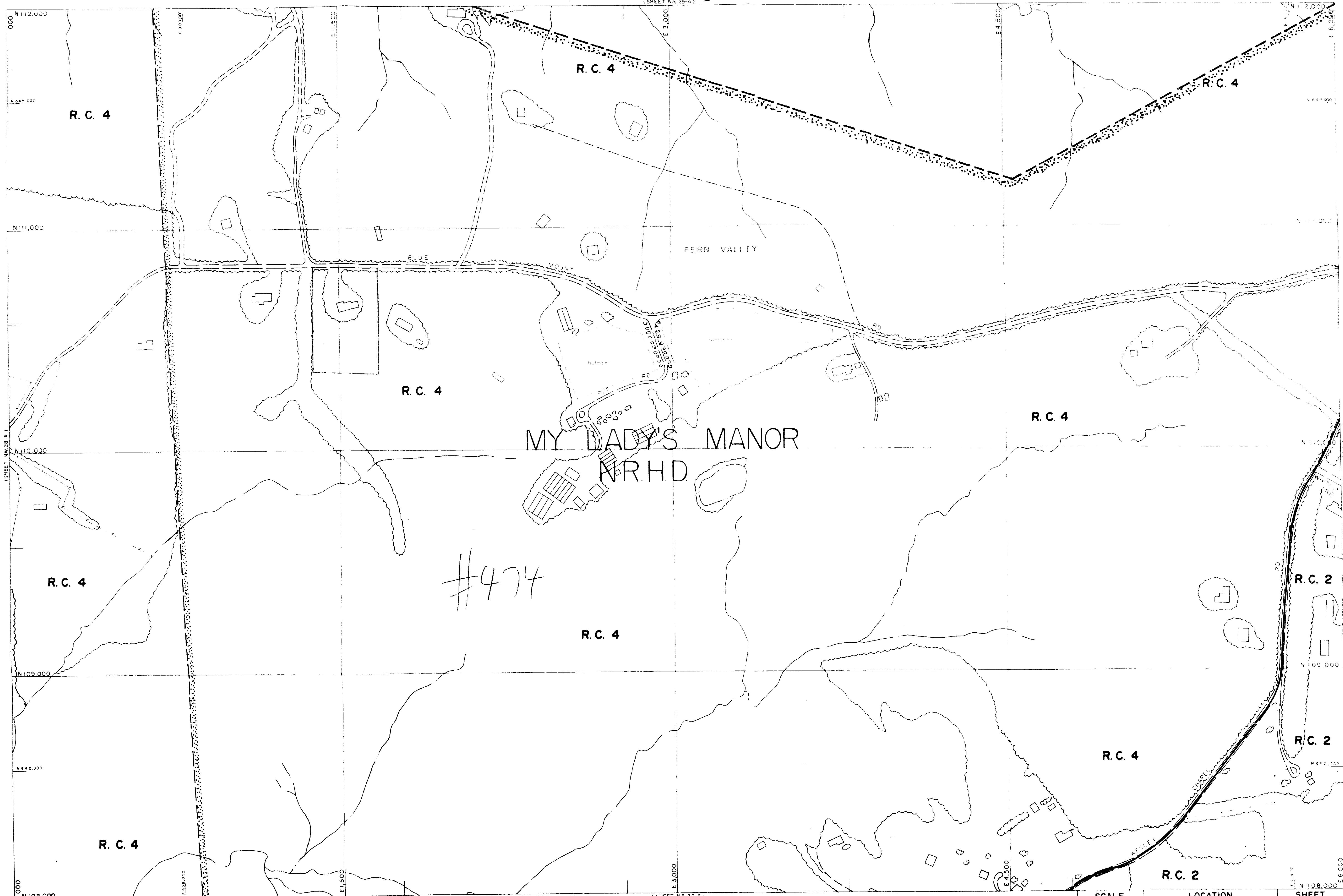
SEWER: ☐ ☒
 WATER: ☐ ☒
 Chesapeake Bay Critical Area: ☐ ☒
 Prior Zoning Hearing: None

Zoning Office USE ONLY!
 reviewed by: JCM ITEM #: 474 CASE#:

Q2-453-A
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Alt # 4557-76



HH-SE II-SW
HH-NE II-NW

1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 13, 1988
Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88
John J. Koss
Chairman, County Council

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE	LOCATION	SHEET
1" = 200'	EAST OF BLUE MOUNT	N E 28-A
DATE OF PHOTOGRAPHY JANUARY 1986		

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IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
S/S Bluemount Road, 4762 ft. * ZONING COMMISSIONER
from c/l Wesley Chapel Rd. * OF BALTIMORE COUNTY
2001 Bluemount Road * Case No. 92-453-A
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Zoning Commissioner
for Baltimore County

LES:mmm

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Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 - Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

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Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner

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MICROFILMED



Petition for Variance

to the Zoning Commissioner of Baltimore County

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Contract Purchaser/Lessee:
(Type or Print Name)
Signature
Address
City State Zipcode
Attorney for Petitioner:
(Type or Print Name)
Signature
Address
City State Zipcode
Name Address and phone number of legal owner, contract purchaser or representative to be contacted
Name Address Phone No.
ESTIMATED LENGTH OF HEARING (unavailable for hearing)
ALL OTHER DATE
RECEIVED BY: JCM DATE: 7-20-92
#474

ORDER RECEIVED FOR FILING
Date 7/20/92
By [Signature]

- #474 92-453A
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CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 10d Date of Posting: 6/18/92
Posted for: Variance
Petitioner: George S. Nyquist, Sr.
Location of property: 2001 Bluemount Rd., 4762 ft. W. Wesley Chapel Rd.
Location of signs: Four, Bluemount Rd. on property & adjacent
Remarks:
Posted by: [Signature] Date of return: 6/18/92
Number of Signs: 1
MICROFILMED

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 11, 1992
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on June 11, 1992.

THE JEFFERSONIAN,

S. Zake Orlos
Publisher

MICROFILMED

receipt

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6190
Number

DATE: 6-18-92

George S. Nyquist, Jr.
2001 Bluemount Road
Monkton, Maryland 21111

RE: CASE #92-453-A (Item 474)
S/S Bluemount Road, 4762' from c/l Wesley Chapel Road
2001 Bluemount Road
10th Election District - 3rd Councilmanic
Petitioner(s): George S. Nyquist, Jr.
HEARING: THURSDAY, JULY 2, 1992 at 11:00 a.m. in Rm. 106, Office Building.

Dear Petitioner(s):

Please be advised that \$ 60.40 is due for advertising and posting of the above captioned property and hearing date.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 106, Towson, Maryland 21204. Place the case number on the check and make same payable to Baltimore County, Maryland. In order to avoid delay of the issuance of proper credit and/or your Order, immediate attention to this matter is suggested.

Arnold Jablon
DIRECTOR

92-453

7/6/92

Public Hearing Fees QTY PRICE
PUBLIC POSTING SIGNS / ADVERTISING 1 X \$60.40
TOTAL: \$60.40

LAST NAME OF OWNER: NYQUIST

04A04#0111MICHR
BA C010147AM07-02-92
Please Make Checks Payable To: Baltimore County

60.40

Microfilmed

receipt

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

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Microfilmed

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

DATE: 6-18-92

George S. Nyquist, Jr.
2001 Bluemount Road
Monkton, Maryland 21111

RE: CASE #92-453-A (Item 474)
S/S Bluemount Road, 4762' from c/l Wesley Chapel Road
2001 Bluemount Road
10th Election District - 3rd Councilmanic
Petitioner(s): George S. Nyquist, Jr.
HEARING: THURSDAY, JULY 2, 1992 at 11:00 a.m. in Rm. 106, Office Building.

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Arnold Jablon
DIRECTOR

92-453

7/6/92

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TOTAL: \$60.40

LAST NAME OF OWNER: NYQUIST

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60.40

Microfilmed

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

JUNE 5, 1992

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE #92-453-A (Item 474)
S/S Bluemount Road, 4762' from c/l Wesley Chapel Road
2001 Bluemount Road
10th Election District - 3rd Councilmanic
Petitioner(s): George S. Nyquist, Jr.
HEARING: THURSDAY, JULY 2, 1992 at 11:00 a.m. in Rm. 106, Office Building.

Varian to permit an accessory structure in the front yard in lieu of the required rear yard.

Lawrence E. Schmidt
Zoning Commissioner of Baltimore County

cc: George S. Nyquist, Jr.

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

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Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

June 24, 1992

Mr. George S. Nyquist, Jr.
2001 Bluemount Road
Monkton, MD 21111

RE: Item No. 474, Case No. 92-453-A
Petitioner: George S. Nyquist
Petition for Variance

Dear Mr. Nyquist:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

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Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this 13th day of May, 1992

Arnold Jablon
DIRECTOR

Received By: W. Carl Richards Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: George S. Nyquist, Jr.
Petitioner's Attorney:

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BALTIMORE COUNTY, MARYLAND

OFFICE OF PLANNING AND ZONING
New Courts Building
401 Bosley Avenue
Towson, MD 21204

MEMORANDUM

TO: Arnold Jablon, Director - Zoning Administration & Development Management

FROM: Ervin McDaniel, Chief Development Review Section
Office of Planning and Zoning

DATE: June 5, 1992

SUBJECT: PETITIONS FROM ZONING ADVISORY COMMITTEE - June 1, 1992

The Office of Planning and Zoning has no comments on the following petitions:

George S. Nyquist - Item 477
Stephen G. Swann - Item 478
Albert F. Mocar Jr. - Item 479
Maryland Marine Mfg. Co. - Item 480
Robert C. Eppig - Item 481
James R. Porter - Item 482
Dorothy S. Hunter - Item 484
St. Lukes Health Ministries - Item 487
Williams Estates - Item 488
John M. Jacob - Item 489
Gene Ensor - Item 493
Lawrence F. Solomon - Item 493

If there should be any further questions or if this office can provide additional information, please contact Francis Morsey in the Office of Planning and Zoning at 887-3211.

6_5_92.txt
Petitns.txt

Microfilmed

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
Zoning Administration and Development Management

DATE: June 12, 1992

FROM: Mr. J. Lawrence Pilson
Development Coordinator, DEPRM

SUBJECT: Zoning Item 474
#2001 Bluemount Road
Zoning Advisory Committee Meeting of June 1, 1992

The Department of Environmental Protection and Resource Management offers the following comments on the above referenced zoning item.

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains.

LJP:ap

JABLON/S/TXTS8P

RECEIVED
JUN 16 1992
ZONING OFFICE

Microfilmed

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21204-5500

MAY 27, 1992

(301) 887-4500

Arnold Jablon
Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: GEORGE S. NYQUIST, JR.
Location: #2001 BLUEMOUNT ROAD
Item No.: 474 (JCM) Zoning Agenda: JUNE 1, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JP/KEK

RECEIVED
MAY 29 1992
ZONING OFFICE

Microfilmed

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 2001 Bluemount Rd see pages B & C of the CHECKLIST for additional required information

Subdivision name: Bluemount Blon
 plat books: 51 Section 4 Map 3 Section 11

OWNER: George Nyquist

Legend:
 □ = house / building
 --- = driveway

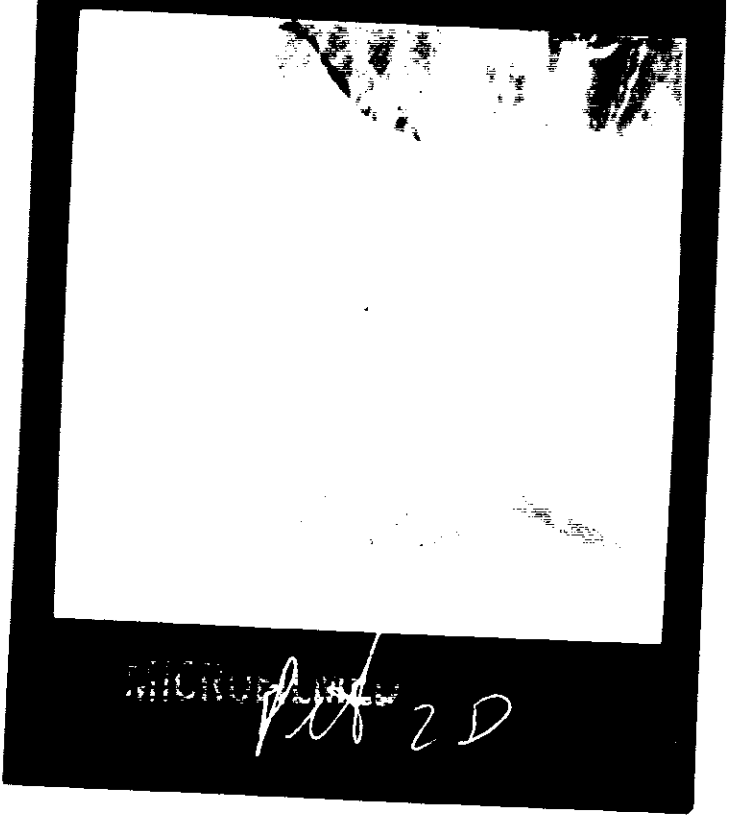
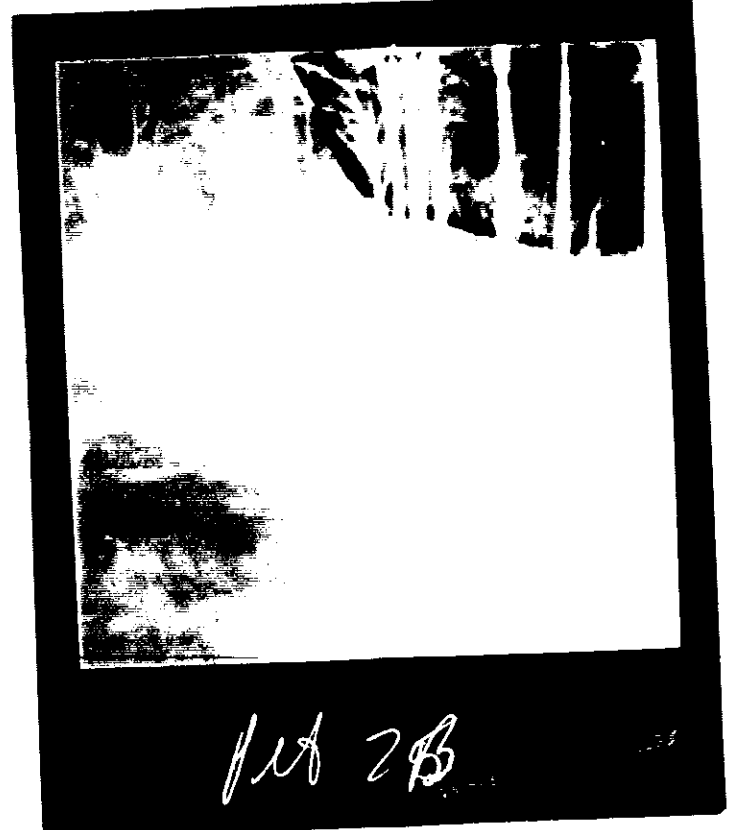
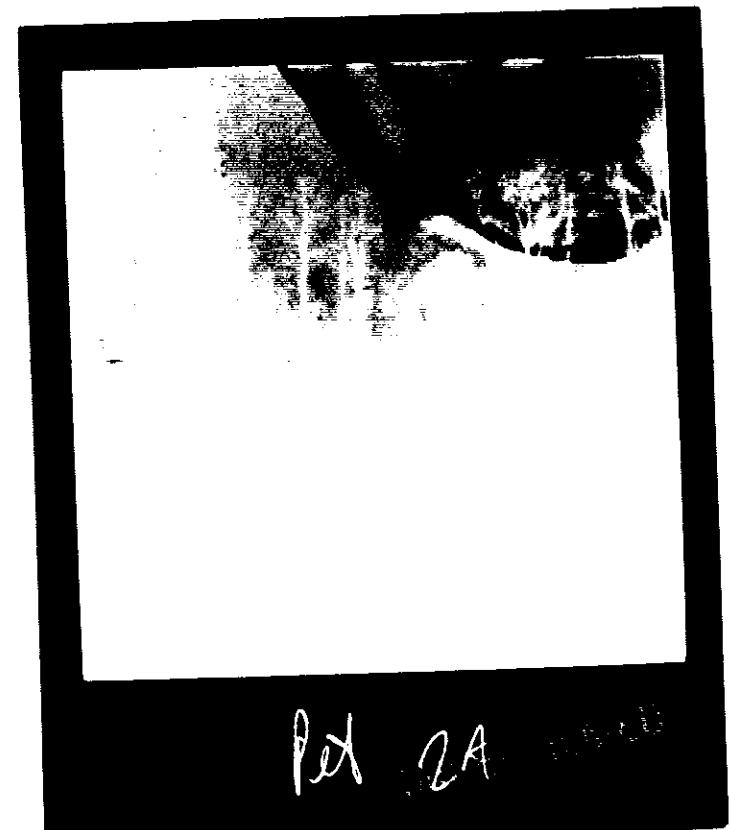
LOCATION INFORMATION

Councilman's District: 3rd
 Election District: 10
 1"-200' scale map: NE 28 A
 Zoning: R/C 4
 Lot size: 3.1 130,720 ft²
 acreage square foot

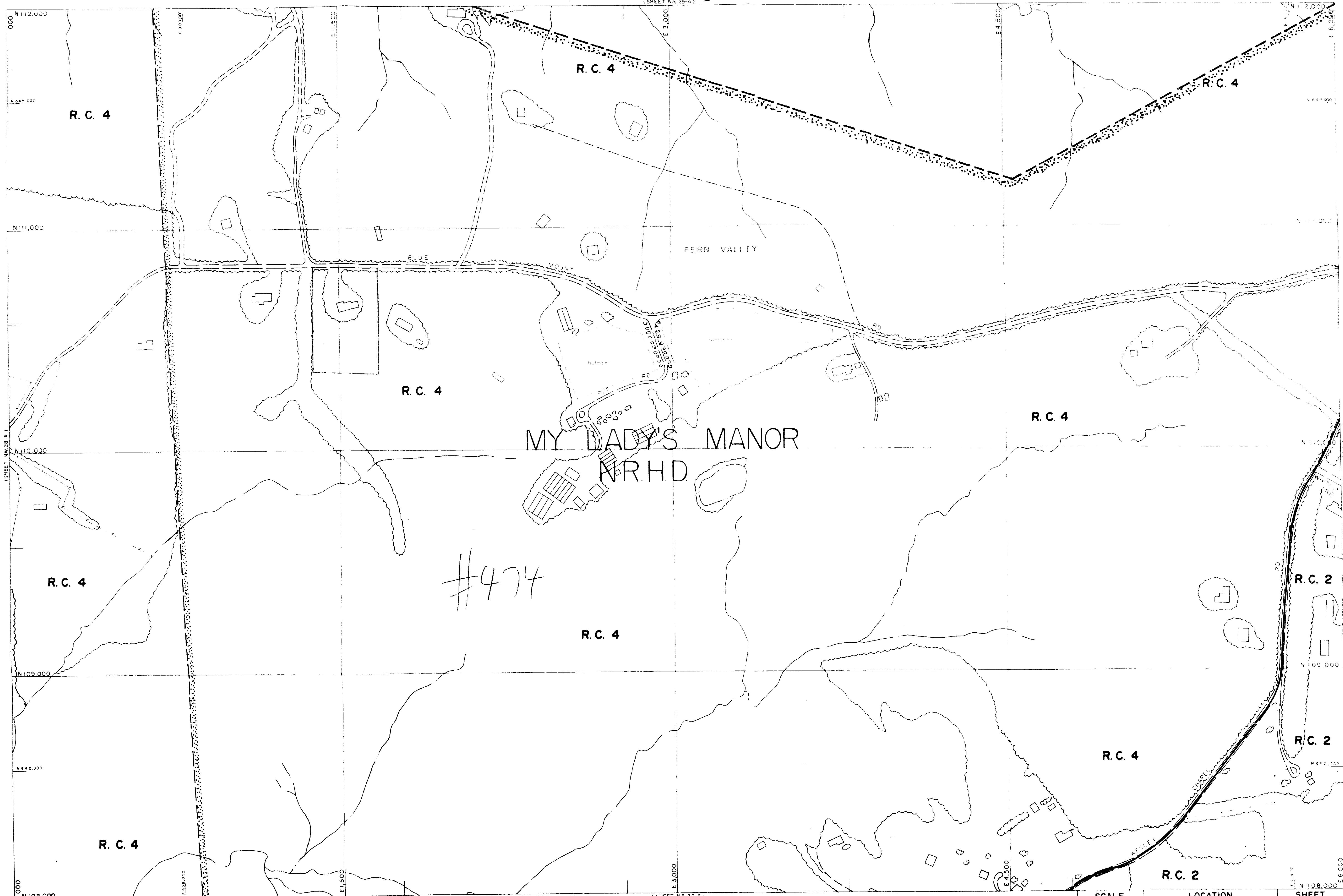
SEWER: ☐ ☒
 WATER: ☐ ☒
 Chesapeake Bay Critical Area: ☐ ☒
 Prior Zoning Hearing: None

Zoning Office USE ONLY!
 reviewed by: JCM ITEM #: 474 CASE#:

date: 4/22/92 prepared by: George Nyquist Scale of Drawing: 1" = 200 ft



Alt # 4557-76



HH-SE II-SW
HH-NE II-NW

1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 13, 1988
Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88
John J. Koss
Chairman, County Council

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE	LOCATION	SHEET
1" = 200'	EAST OF BLUE MOUNT	N E 28-A
DATE OF PHOTOGRAPHY JANUARY 1986		

MICROFILMED